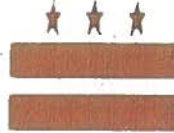


**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

May 21, 2012



Mr. Getinet Bantayehu  
638 A St SE  
Washington DC 20003

Re: 19 9th St SE - Square 920, Lot 50

Dear Mr. Bantayehu:

As per our meeting of April 5, 2012, I would like to memorialize our discussion regarding your proposal to subdivide and develop the property located at Lot 50 of Square 920. I understand that Lot 50 was the result of a prior subdivision of two previous record lots, and that you propose to subdivide Lot 50 into two new conforming record lots as discussed in our meeting and indicated in your schematic site plan presented at the meeting [attached].

As I understand your proposal, lot 50 will be split into two new lots and will be configured as follows:

Lot 1 will be 25 feet wide at the face of the street (with a minimum average lot width of no less than 18 feet) and will consist of 2,532 Square Feet with the inclusion of an angled carve-out as shown in the attached schematic site plan . The existing building on this property (including the carriage house) have a footprint of 1,570 square feet. You have provided me with sufficient historical evidence to deem that the building is a lawful row dwelling that was constructed from lot line to lot line, and therefore is allowed a lot occupancy of 60%. The resultant building area of 1,570 square feet is 62% of the newly proposed lot size of 2,532 square feet of land area, which I will allow with the granting of Minor Flexibility under 11 DCMR 407.1.

Lot 2 will be 20 feet wide at the face of the street (with a minimum average lot width of no less than 18 feet) and will consist of 2,098 square feet of land area. There is currently a lawful row dwelling that was constructed from lot line to lot line which is 20 feet wide by 42 feet deep. You are proposing to construct an addition across the rear of the present structure addition that will not exceed 60% occupancy of the new lot size and will comply with the zoning regulations of the R-4 district zone.


As I confirmed during our meeting, the above proposal would be permitted as a matter of right under the R-4 district zoning classification of the property. No zoning overlay nor active PUD currently applies to this property.

### Parking Analysis

Lot 1 has an existing curb cut from the street leading to a nonconforming parking space that will remain intact. Lot 2 has an existing curb cut from the street leading to a 2 car garage that will be reduced to a 1-car garage to allow for an entrance into the house. Parking is not required for this subdivision, which is located in a Historic District.

### Conclusion

To the extent addressed in this letter, the proposed subdivision of Lot 50 at Square 920 is consistent with the requirements set forth in Title 11 of the Zoning Regulations. Accordingly, when you file plans for the subdivision, and upon verification of the minimum lot areas and widths specified herein, I will approve the subdivision that is consistent with the site plan attached to this letter.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachment -- Site plan

File: Det Let re 19 9th St SE to Bantayehu 5-29-12